

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

August 31, 1999

**FROM: THOMAS R. LAURIN, DIRECTOR
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

**SUBJECT: HOME INVESTMENT PARTNERSHIPS PROGRAM COMMUNITY HOUSING
DEVELOPMENT ORGANIZATION AGREEMENT – HOUSING PARTNERS I.,
INC. - COUNTYWIDE**

RECOMMENDATION: Approve Home Investment & Partnerships (HOME) Program Community Housing Development Organization (CHDO) Agreement between the County and Housing Partners I., Inc., committing \$954,587 from 1997 federal HOME Program funds to Housing Partners I, Inc., for the provision of an affordable multifamily rental housing development(s) to be identified at a later date.

BACKGROUND INFORMATION: The National Affordable Housing Act of 1990 (Act) created the HOME Program which provides funds to states and local governments for the acquisition, rehabilitation, and new construction of affordable housing. The Act permits participating jurisdictions to enter into agreements with public agencies, nonprofits, and private contractors for the purpose of implementing projects pursuant to the Act. Federal Regulation 24 CFR Subpart G of the Act requires that not less than 15% of each program year's allocation be reserved for investment in housing developed, sponsored, or owned by CHDOs. Housing Partners I., Inc. (HPI), has met the requirements set forth in Section 92.2 of the HOME Program regulations and has been certified a Community Housing Development Organization in San Bernardino County.

This Agreement will commit \$954,587 of 1997 HOME Program year funds to HPI, as a certified HOME Program CHDO, for the provision of an affordable multifamily rental housing project(s). This amount represents the 1997 HOME Program CHDO funds remaining that must be committed for use prior to September 30, 1999, and spent by September 30, 2002, or be subject to recapture by HUD. The total project costs and exact location of the site(s) will be determined at such time as all details of the proposed development(s) are identified and a HOME Loan application(s) is submitted to the Department of Economic and Community Development. All HOME funds will be used to pay eligible costs associated with the new construction and/or acquisition, and rehabilitation of the affordable housing development(s), which will be identified at a later date. All HOME-assisted units will be made available to households earning 80 percent or less of the area median income level established by the Department of Housing and Urban Development (HUD) for San Bernardino County. Activities performed under this agreement will be in accordance with HOME Program regulations and consistent with the County's Consolidated Plan.

Record of Action of the Board of Supervisors

**HOME INVESTMENT PARTNERSHIPS PROGRAM COMMUNITY HOUSING DEVELOPMENT
ORGANIZATION AGREEMENT – HOUSING PARTNERS I., INC.**

August 31, 1999

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This Agreement between the County and HPI, covering the terms and conditions for the use of the HOME funds is necessary in order to commit the funds to HPI. No funds will be disbursed at this time. A HOME Loan will be brought back to the Board of Supervisors for consideration when the HOME Loan application(s) has been reviewed and deemed complete in accordance with the HOME Program Regulations.

REVIEW BY OTHERS: This agreement was reviewed and approved by Deputy County Counsel Michelle Blakemore on August 11, 1999, and the Department of Economic and Community Development's Contract Compliance Designee (David Larsen) on August 12, 1999.

FINANCIAL IMPACT: Funds have been budgeted in the Department's 1997 HOME Program budget. This action has no effect on the Community Development Block Grant or County General Fund.

SUPERVISORIAL DISTRICT(S): All.

PRESENTER: Thomas R. Laurin, Director, 388-0808.